



City of San Marcos

630 East Hopkins
San Marcos, TX 78666

Meeting Minutes City Council

Tuesday, November 19, 2019

3:00 PM

City Council Chambers

630 E. Hopkins - Work Session

I. Call To Order

With a quorum present, the work session meeting of the San Marcos City Council was called to order by Mayor Hughson at 3:02 p.m. Tuesday, November 19, 2019 in the City Council Chambers, 630 E. Hopkins, San Marcos, Texas 78666.

II. Roll Call

Council Member Marquez arrived after roll call at 3:05 p.m.

Present: 7 - Council Member Saul Gonzales, Council Member Melissa Derrick, Mayor Jane Hughson, Mayor Pro Tem Ed Mihalkanin, Council Member Joca Marquez, Deputy Mayor Pro Tem Mark Rockeymoore and Council Member Maxfield Baker

1. Receive a presentation and hold a discussion on the Public Services Center, and provide direction to the City Manager.

Bert Lumbreras, City Manager provided a brief introduction of this item and Tom Taggart, Executive Director of Public Services provided the presentation.

Mr. Taggart presented the following items:

Location/Size of Property/Conceptual Layout - The property is located at Clovis Barker and FM 110 and will house a total of 244 staff members in the year 2021.

Occupancy/Functional Benefits - Along with the 244 Staff members that will be housed at this location, there will be a total center parking of 647 spots. This will allow for employee parking, visitor parking, fleet vehicle/equipment parking, and parking for maintenance and repair. There will be a warehouse, enclosed storage, covered storage, and an open laydown area for utility poles, light poles, and ductile pipe.

Mr. Taggart discussed the service enhancements and efficiencies in having a co-located dispatch/administrative/inventory and tech support in one area:

- Enables back up when employees on leave
- Enables cross training/resource sharing
- Combined warehousing enables greater uniformity of process/control
- Encourages tighter team coordination
- Conducive to expanding call center hours
- More effective disaster response/outage management
- Cross Departmental functions improved

The Historic Facility Planning/Estimates were provided:

- Conducted over 2008-2019 period (estimates of need and costs from four different firms in seven efforts)
- Significant increase in employees over the period with associated vehicles, equipment, material
- Several reorganizations of departments and divisions
- Spanned multiple LDC versions
- All costs are estimates with no detailed design in place. Some include financing costs for P3 option.
- Various contingency % included in estimates

Mr. Taggart provided the estimate differences between the firms PGAL and Jacobs:

- Site work concrete vs. asphalt and masonry wall/wrought iron fencing added approximately \$3.6 M to Jacobs estimate
- Utility, Crew, Wash bay, Warehouse, Storage added approximately \$3.3 M to Jacobs estimate
- Design Contingency, General Conditions, GC fees, Permits, Bond costs added approximately \$6.5 M to Jacobs estimate
- Higher allowance (10%) for Soft Costs, Contingency and FF&E added approximately \$4 M to Jacobs estimate

Heather Hurlbert, Finance Director, provided the Financial Capacity Analysis.

Mr. Taggart provided the facility capacity/life/growth profile:

- The facility will be designed to house the 2021 staffing level space requirement with associated parking, vehicle needs, and equipment
- The facility site concept includes additional area for staff expansion and building expansion room with additional square footage to serve a City population of 110,000 (15 years)
- Future additional facilities could be at satellite locations or this location with reallocation of existing parking, storage or other areas.

There are expansion options beyond 110,000 population/15 years:

- **Expand at this site with limited relocation of storage or other functional areas**
- **Open Satellite location in NW or other City Area with reallocation of assets**
- **Relocate Departments from this location to other sites (Parks to 40 acres)**

Mr. Taggart provided Illustrative photos of the City of San Antonio Public Works Facility.

David Cipher, with Jacobs Project Management Company, presented project delivery which includes a two-phase approach. He continued with the Procurement Process:

- **City confirmed need for some level of “Finance” support for Project**
- **City decided to Procure Project via Design-Build-Finance Method**
- **City / Jacobs structured procurement to maximize Finance flexibility:**
 - **No Developer Finance**
 - **Developer Finance until Final Completion / City Occupancy**
 - **Developer Finance for interim period of time (e.g. +/- 5 Years)**
 - **Longer Term Finance (e.g. +/- 25 Years)**
- **Regardless of above path, City retains Buy-Out Rights at any time**
- **City own Assets at Term Completion or point of Buy-Out**
- **Project to be implemented in Two Phases to maximize exiting if needed**
 - **Phase 1: Validation of Scope, Schedule, Budget**
 - **Phase 2: Implementation of Final Design and Construction, with possible O&M**

Waiver/Exemption requests were discussed:

- **Block length waiver to allow for security purposes, no roadway bisecting the property between Clovis Barker and FM110**
- **Fence material waiver**
- **Exterior material waiver obviated by State Statute change**
- **Permit Fees**
- **Partial landscaping/tree requirement waiver**

After Council discussion and questions consensus was to move forward with Staff bringing an an item forward in December that will authorize the expenditure for Pre-Development Design and Engineering services to develop the Guaranteed Maximum Price (GMP) Cost of design and construction of the Public Service Center.

Council also provided consensus to move forward with Staff bringing an an item forward in December to approve exceptions for block length deviation,

fence type and other LDC items and waiver of permit and other fees.

EXECUTIVE SESSION

2. Executive Session in accordance with the following Government Code Section(s):

A. Section § 551.071 - Consultation with Attorney: to receive a staff briefing and deliberate regarding Martindale ETJ matters

B. Section § 551.087 - Economic Development: to receive a staff briefing and deliberate regarding Project Molly

A motion was made by Council Member Derrick, seconded by Council Member Rockeymoore, to enter into Executive Session at 4:24p.m. The motion carried by the following vote:

For: 7 - Council Member Gonzales, Council Member Derrick, Mayor Hughson, Mayor Pro Tem Mihalkanin, Council Member Marquez, Deputy Mayor Pro Tem Rockeymoore and Council Member Baker

Against: 0

III. Adjournment.

Mayor Hughson stated Executive Session concluded at 5:16 p.m.

A motion was made by Council Member Rockeymoore, seconded by Council Member Baker, to adjourn the work session meeting of the City Council at 5:18 p.m., Tuesday, November 19, 2019. The motion carried by the following vote:

For: 6 - Council Member Gonzales, Mayor Hughson, Mayor Pro Tem Mihalkanin, Council Member Marquez Deputy Mayor Pro Tem Rockeymoore and Council Member Baker

Against: 0

Absent: 1 - Council Member Derrick

Jamie Lee Case, TRMC, City Clerk

Jane Hughson, Mayor